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Account	Order #
Client Inspection Date Owner Address Correction	2185320 Select Portfolio Servicing, Inc. Exterior 10/01/2012 YALIN BILGIN 6100NW 2 AVE #229 BOCA RATON FL 33487
Group ID Occupancy County	AY7 Unknown palm beach

General Information							
Property Type	Single Family	Employment Conditions	Decreasing	Vacancy Rate	1.00 %	Neighborhood Low	\$29,900
Location	Suburban	Housing Inventory	Stable	Land Value	\$0	Neighborhood High	\$179,999
Ownership Type	Fee-simple	Pride of Ownership	Average	Tax Assessed Value	\$75,000	Comparable Listings	37
Property Values	Stable	Predominant Occupancy	Owner	Annual Property Tax	\$1,678	Avg. Marketing Time	160 days

Listing and Sale Information					
Currently Listed	No	Current List Price	-	Last Sale Price	\$215,000
Listing Date	-	Original List Price	-	Last Sale Date	08/01/2008
Listing Broker	-	Agent Phone Number	-	Prev. List (12 Mos.)	No
Subject Comments	The subject is a second floor, mid row, 2 bed 2 bath condo, with screened patio balcony and golf cou (See Addendum)				

Comparable Information							
	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
							
Address	6100NW 2 AVE #229 , 33487	6400 NW 2ND ST #522 , 33487	6020 NW 2 AVE 137 , 33487	6400 NW 2ND AVE 2180 , 33487	6300 NW 2ND AVE 109 , 33487	6320 NW 2ND AVE 102 , 33487	6050 NW 2ND AVE 4320 , 33487
Proximity	-	0.29 Miles	3.77 Miles	3.77 Miles	3.77 Miles	3.77 Miles	3.77 Miles
HOA	\$325	\$323	\$280	\$323	\$300	\$277	\$280
Fair Market Rent	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Sale Type	Fair Market	Fair Market	Fair Market	Fair Market	REO	Fair Market	Fair Market
Org. List Price	-	\$99,900	\$89,000	\$88,500	\$78,000	\$119,900	\$85,500
Current List Price	-	-	-	-	\$78,000	\$119,900	\$85,500
Sale Price	\$215,000	\$97,500	\$86,000	\$86,000	-	-	-
Concessions	\$0	\$0	\$0	\$0	-	-	-
Sale Date	08/01/2008	09/07/2012	06/08/2012	06/27/2012	-	-	-
Financing	Unknown	Cash	Conventional	Cash	-	-	-
DOM	-	132	186	104	6	7	217
# of Units	1	1	1	1	1	1	1
Style	Condo Low-rise	Condo Low-rise	Condo Low-rise	Condo Low-rise	Condo Low-rise	Condo Low-rise	Condo Low-rise
Lot Size	0 acres	0 acres	0 acres	0 acres	0 acres	0 acres	0 acres
View	Golf Course	Golf Course	Golf Course	Golf Course	Golf Course	Golf Course	Golf Course
Condition	Average	Average	Average	Average	Average	Average	Average
Year Built	1976	1980	1978	1979	1979	1979	1978
Total Room Count	Rms/Bds/Full/Half 5/2/2/0	Rms/Bds/Full/Half 5/2/2/0	Rms/Bds/Full/Half 5/2/2/0	Rms/Bds/Full/Half 5/2/2/0	Rms/Bds/Full/Half 5/2/2/0	Rms/Bds/Full/Half 6/3/2/0	Rms/Bds/Full/Half 5/2/2/0
Above Grade Sq Ft	1300	1300	1300	1316	1300	1300	1300
Basement SF	0	0	0	0	0	0	0
% Basement Finish	-	-	-	-	-	-	-
Garage/Carport	0 None	0 None	0 None	0 None	0 None	0 None	0 None
Amenities	Pat, A/C	Pat, A/C	Pat, A/C	Pat, A/C	Pat, A/C	Pat, A/C	Pat, A/C
Best "As Is"		X					
Best "Repaired"							X
SP / GLA Per SF	\$73.08	\$75.00	\$65.38	\$65.35	\$60.00	\$92.23	\$65.38

Comparable Comments	
Comments on Sales	
1: Similar: EXPANSIVE GOLF course views from lg Balcony! Spacious 2 BR 2 BA PLUS DEN 1 APX. 1,300 sq ft (See Addendum)	
2: Similar: Completely remodeled unit. New A/C unit. New kitchen with oak cabinets, freshly painted, o (See Addendum)	
3: Similar: Most popular 2 bedroom den, 2 ba. floorplan in all age building in East Boca. Excellent c (See Addendum)	
Comments on Listings	
1: Similar: WOW, WHAT A GREAT DEAL FOR A 2/2 IN EAST BOCA RATON ON THE 1ST FLOOR. THIS PROPERTY ALSO H (See Addendum)	
2: Similar: Well kept apartment with some upgrades in the only ALL AGES building. All appliances come (See Addendum)	
3: Similar: 2Bed, 2 Bath with a den in East Boca. Prime location close to beaches, entertainment. Te (See Addendum)	

Value Conclusion			
Quick Sale "As Is"	\$80,000	Quick Sale "Repaired"	\$80,000
90 - 120 Days "As Is"	\$86,000	90 - 120 Days "Repaired"	\$86,000
Estimated Repairs	\$0	(See following page for repair details)	

Site Improvements	
Neighborhood Comment	Of the 37 active, pending and contingent comparables in the neighborhood, 6 of them are listed as short sales with a further 5 properties listed as REO's. The subject is located just north of Yamato Road, a major east/west transportation thoroughfare, in the Boca Teesca condominium sub-division located in a relatively low risk suburban area, close to shops, local amenities, businesses and major transportation routes. Neighborhood is predominantly residential with single family homes and condos representing the majority of residential property types. Estimated % of REO Homes: 1%-10%. Estimated % of Boarded Homes: 1%-10%. Vandalism Risk: Low Risk.
Environmental Issues	Subject overlooks Boca Teesca golf course. The golf course has been in the news in recent years for high arsenic levels discovered.
Functional or Economic Obsolescence	No functional or economical obsolescence observed.
Positive / Negative Features	low rise condo unit overlooking golf course. secure lobby entry. assigned parking for residents and guests.
Sewer	Public
Water	Public

Off Site Improvements	
Street Access	-
Side Walk	-
Curb/Gutter	-
Street Lights	-

Repairs – Exterior		
Item	Description	Estimated Cost
1. Exterior Finish	-	\$0
2. Painting	-	\$0
3. Windows	-	\$0
4. Roof	-	\$0
5. Structural	-	\$0
6. Landscaping	-	\$0
7. Outbuildings	-	\$0
8. Debris Removal	-	\$0
9. Utility	-	\$0
10. Other	-	\$0
Grand Total for Cost of Repairs		\$0

Quality Control Review		
Item	Quick Sale	90 - 120 Day
Field "As Is" Value	\$90,000	\$95,000
"As Is" Value Adjusted by Quality Control	-	-
Field "Repaired" Value	\$90,000	\$95,000
"Repaired" Value Adjusted by Quality Control	-	-
Quality Control Comment		
This report has passed automated quality control criteria and photo qc review.		
Map Comments		
This report has passed automated quality control criteria and map qc review.		

Addendum

1. **Subject Comments** - The subject is a second floor, mid row, 2 bed 2 bath condo, with screened patio balcony and golf course view. The subject property appears to be in average condition based upon exterior inspection, with no visible or necessary repair items observed. Curb appeal and landscaping are both average, and the property conforms with the surrounding neighborhood. The subject property is not presently listed on the MLS, however, it is ideally suited to end users and investors. By submitting this document, I attest to the foregoing and that I have no current or future contemplated interests in the subject property. DataSource: Tax Records. Zoning: Condo.
2. **Sale 1 Comments** - Similar: EXPANSIVE GOLF course views from lg Balcony! Spacious 2 BR 2 BA PLUS DEN i APX. 1,300 sq ft Pego floors/2007 Recently Painted Eat-in Kitchen w/sep. entr. Utl. Rm w/full size Washer/Dryer Offered Furnished Mirrors in Dining area DataSource: MLS. Zoning: Condo.
3. **Sale 2 Comments** - Similar: Completely remodeled unit. New A/C unit. New kitchen with oak cabinets, freshly painted, on golf course. Large 2/2 with den, walk in closet. Nice environment, club house and pool. All ages, Showing Monday - Thursday. 24 hour notice. No pets - no lease 1 DataSource: MLS. Zoning: Condo.
4. **Sale 3 Comments** - Similar: Most popular 2 bedroom den, 2 ba, floorplan in all age building in East Boca. Excellent condition, private washer and dryer, elevator, screened patio with golf course views. Hurricane shutters, furniture not incl. but neg. Cannot close before 6/30/12 DataSource: MLS. Zoning: Condo.
5. **Listing 1 Comments** - Similar: WOW, WHAT A GREAT DEAL FOR A 2/2 IN EAST BOCA RATON ON THE 1ST FLOOR. THIS PROPERTY ALSO HAS A DEN THAT CAN BE USED AS AN OFFICE, PLAY ROOM, OR WHATEVER. TONS, TONS OF EXTRA SPACE. PROPERTY IS VERY SPACIOUS, TONS OF STORAGE AND A PRIVATE PATIO GREAT DataSource: MLS. Zoning: Condo.
6. **Listing 2 Comments** - Similar: Well kept apartment with some upgrades in the only ALL AGES building. All appliances convey with very little improvement needed. This is a basic turn key property, price to sell now. DataSource: MLS. Zoning: Condo.
7. **Listing 3 Comments** - Similar: 2Bed, 2 Bath with a den in East Boca. Prime location close to beaches, entertainment. Tenant occupied. Purchase subject to the lease Effective 3/12 DataSource: MLS. Zoning: Condo.

This document was created by an independent agent for RRRReview. The following valuation methodology was used with consideration for RRRReview policies and any specific client requirements.

Data Collection: Public and/or private data was collected and analyzed to determine neighborhood characteristics, local market conditions, use, zoning, tax assessments, physical characteristics, transaction history and past or current listing information. Information was then gathered on six other properties that are comparable to the subject property in location, use and dominant features: three that have been recently sold and three that are currently listed for sale.

Site Inspection: Per the client instructions, the subject property and surrounding neighborhood were inspected and photographed. This inspection may have been of the interior and/or exterior based on the inspection type. The inspection included a review for the condition of the dwelling, improvements, and any other positive or negative features. Any known environmental issues or functional or economic obsolescence are also taken into consideration.

Reconciliation: The collected data was then compiled with information collected from the site inspection and compared to the information from the selected comparables. The properties were compared to the subject using the sales comparison approach, which is primarily based upon the principle of substitution. The property condition, market conditions and any other noted positive or negative influences were also considered. The analysis resulted in the production of an estimate of value, which was recorded either as a single figure or a range of values, as ordered by the client.

Reporting: The summary of the results and the data collection, site inspection and reconciliation were provided on the appropriate BPO or CMA form as ordered by the client.

Subject Property Front View - 8100NW 2 AVE #228, 33487



Subject Property Right Side View



Subject Address Verification



Subject Street Scene



Sale 1 Photo - 8400 NW 2nd St #522, 33487

\$97,500



Sale 2 Photo - 8000 Nw 2 Ave 137, 33487

\$85,000



Sale 3 Photo - 8400 Nw 2nd Ave 2180, 33487

\$88,000



Listing 1 Photo - 8300 Nw 2nd Ave 103, 33487

\$78,000



Listing 2 Photo - 8300 Nw 2nd Ave 102, 33487

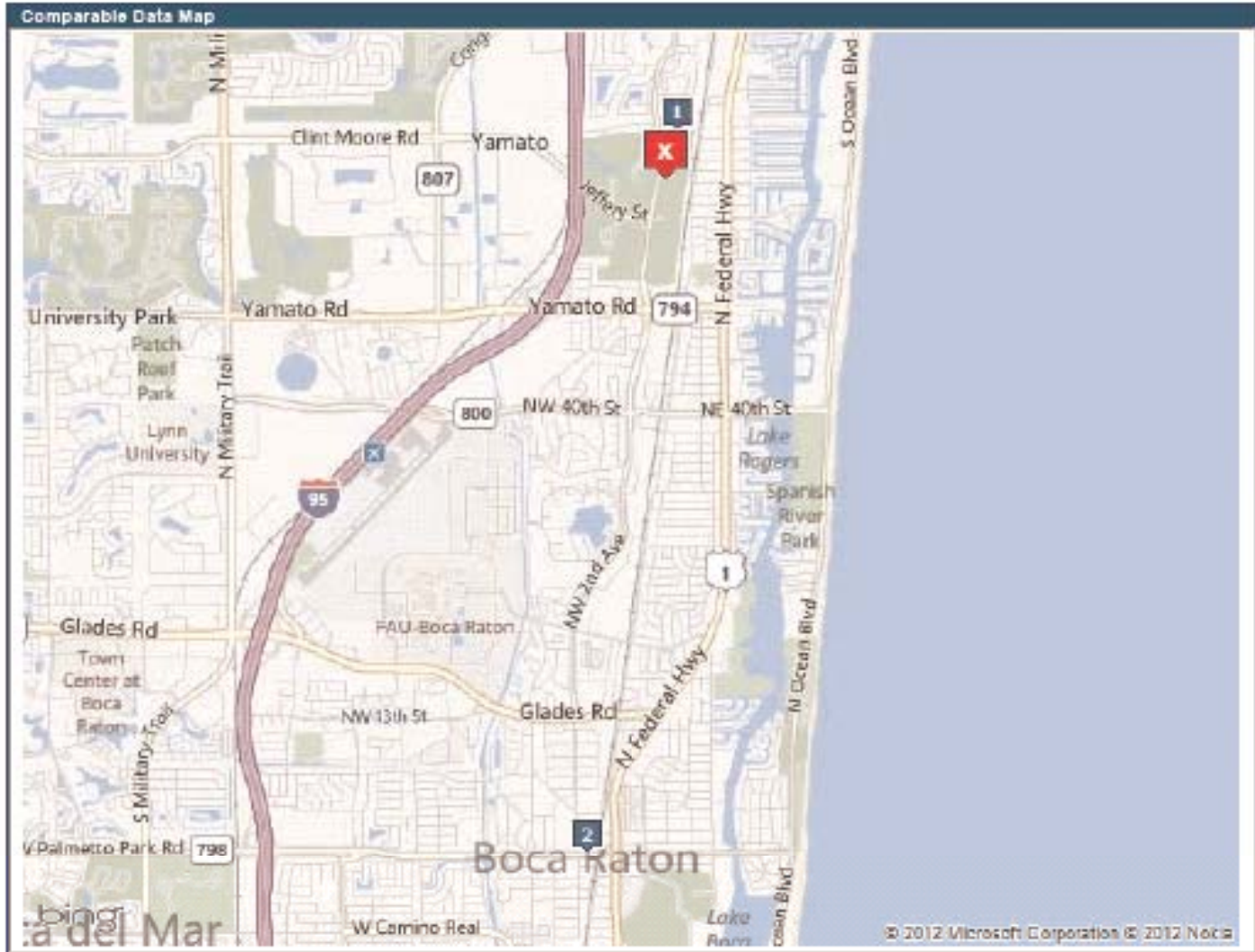
\$119,900



Listing 3 Photo - 8000 Nw 2nd Ave 4320, 33487

\$85,000





Legend	Property	Distance	Street
	Subject	0 Miles	6100NW 2 AVE #229, 33487
	Sale 1	0.29 Miles	6400 NW 2nd St #522, 33487
	Sale 2	3.77 Miles	6000 Nw 2 Ave 137, 33487
	Sale 3	3.77 Miles	6400 Nw 2nd Ave 2180, 33487
	Listing 1	3.77 Miles	6300 Nw 2nd Ave 103, 33487
	Listing 2	3.77 Miles	6300 Nw 2nd Ave 102, 33487
	Listing 3	3.77 Miles	6000 Nw 2nd Ave 4320, 33487

Contact Information	
RRRReview Contact Email: RRRClientServices@RRRReview.com	RRRReview Phone Number: 888-878-8005
Agent Name: Gia Martinez	License Number: BK088601
Agency: GoListing.com, Inc.	Electronically Signed: 10/2/2012 2:38:00 PM
Distance to Subject: 0.70 miles	

Purpose
The purpose of this analysis is to provide a market value of the subject property. This analysis is not to be used in lieu of an appraisal for the purpose of determining whether to approve a mortgage loan. Nothing in this report should be construed as a guarantee of value or condition of the subject property. This analysis is not an appraisal and has not been performed in accordance with the Uniform Standards of Professional Appraisal Practices.

Legal Disclaimer
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of market value of the subject property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.